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Manitoba
Natural Resources
Parks

interim management guidelines

GRAND BEACH

provincial park

INTERIM MANAGEMENT GUIDELINES

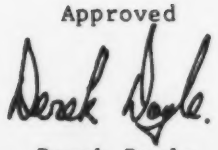
GRAND BEACH PROVINCIAL PARK

Parks Branch

Manitoba Department of Natural Resources

March 1986

Approved



Derek Doyle
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1.0 INTRODUCTION

Grand Beach Provincial Park (24.6 km²) was designated in 1961 to preserve and enhance the recreational value of the four kilometres of beach which gives the park its name. Only 100 kilometres from Winnipeg, Grand Beach has become the choice park for thousands of Manitobans. Up to 50,000 people are estimated to use the beach on the busiest days. An average of over 500,000 people visit the park each year. This level of use combined with the varied and specialized interests of park users have created certain management problems which are addressed in these Interim Management Guidelines. The guidelines provide the framework for park management in the absence of a plan. The Interim Management Guidelines present no major new land-use commitments but rather emphasize conservation and preservation for future options of park management and use.

2.0 ROLE OF THE PARK

Grand Beach Provincial Park has the most popular beach in Manitoba. The beach and dunes of fine white sand attract thousands of visitors each year. The park's popularity is enhanced by being within an hour and a half travelling time from Winnipeg.

Grand Beach is classified as a natural park. Typically, natural parks in Manitoba include exceptional examples of the natural landscape. Grand Beach, however, has the exceptional capability of accommodating large numbers of people. Therefore it is recommended here and in A Systems Plan for Manitoba's Provincial Parks that Grand Beach be reclassified as a Provincial Recreation Park.

As a Provincial Recreation Park Grand Beach will:

- continue to serve as Manitoba's pre-eminent beach recreation area;
- provide for a full range of water based recreation, including such innovative forms as board sailing and parasailing, compatible with other beach and water activities;
- provide a range of visitor services and accommodations which may include campgrounds, cabins for rent, cottages and resort facilities to no greater than the carrying capacity of the site and which will remain compatible with similar privately operated services outside the park;
- provide for public appreciation and enjoyment of the history of Grand Beach as a railroad resort; and
- protect the sensitive natural features of the park (ie. waterfowl habitats of the lagoon) and enhance the public's appreciation of them.

3.0 ISSUES AND CONCERNS

The issues and concerns related to land use at Grand Beach Provincial Park pertain to natural resources, private land, recreational use, commercial concessions, the cottage subdivision and one aspect of the park's maintenance operation.

3.1 Natural Resources

The primary sand dunes at Grand Beach are active dunes that are constantly shifting. The natural erosion of this shifting is accelerated by human disturbances. In some places this has resulted in the undermining of walkways and foundations and the accumulation of sand on roads and inside facilities.

There are some significant features that need protection in Grand Beach Provincial Park. An area requiring special recognition and protection is a black spruce/cedar bog where three species of orchids can be found. Significant bird life in the area also require protection, particularly piping plovers, white pelicans and bald eagles.

The park has a history of swarf mistletoe infestation and spruce budworm damage to its forests. Some areas are still infestated, thus an even greater loss of trees and increased fire hazard in these areas may result.

3.2 Private Land

There are four parcels of private land in Grand Beach Provincial Park. Developments or land-use changes on these parcels have been proposed in the past and direction is needed to ensure that any such proposals will not conflict with anticipated recreational use in the park, or adversely affect buffering along the park boundary.

3.3 Recreation

High levels of use, particularly during some summer weekends, results in a number of problems associated with overcrowding. Parking space and washrooms are inadequate in these peak periods. Overcrowding also creates conflicts among park visitors, particularly between passive and active beach users - those suntanning for instance and those playing valleyball - between swimmers and boardsailors, and between motorized and non-motorized craft on the lagoon.

Another concern is the absence of certain recreational facilities in the park. A marina and a golf course were proposed in the 1960's, though only a small amount of dredging for the marina was done before both projects were cancelled. Recently the Department of Business Development and Tourism has determined that there is a need for more rural recreational resorts in Manitoba and has identified Grand Beach as a potential development site.

The development and increasing use of the park's cross-country ski trails have created the need for support facilities such as a centre for winter activities.

3.4 Commercial Concessions

The land-use issues concerning commercial concessions pertain to the location and condition of existing concessions and the manner of dealing with the proposed ones.

The front end store and the doctor's office are two of the oldest buildings in the park. They have deteriorated somewhat due to poor maintenance over the years. The hotel, pavilions and campground store are also in need of upgrading. Another drawback to the hotel is its poor location which does not allow it to take advantage of the crowds in the park.

Numerous proposals are received each year from the private sector for new facilities and services initiatives in Grand Beach Provincial Park. Guidelines are required to evaluate the appropriateness of proposals that involve land allocation.

The medical services at Grand Beach have evolved from emergency service in years past to a present day walk-in clinic. The level of medical services to be provided in the park should be determined.

3.5 Cottage Subdivision

The level of services provided in the cottage subdivision is an issue requiring resolution. It must be determined if the present arrangements for water supply, sewerage and garbage disposal are adequate for environmental safety, to meet the cottagers' needs, and for efficient park operation.

3.6 Operations and Maintenance

Accommodation for seasonal staff is the only land-use issue associated with the operation and maintenance of the park. Two of 11 cabins used to house staff are located at the west beach. They are inconvenient for staff, detract from the park setting, and occupy space that could be used for recreational purposes.

4.0 OBJECTIVES

The following objectives, based on the role of Grand Beach Provincial Park, address the identified issues and concerns.

4.1 Natural Resources

1. To recognize and preserve an active sand-dune formation along the beach and to minimize disturbance of this formation;
2. to protect rare, endangered or significant plant and animal species in the park; and
3. to maintain the forested areas of the park in a healthy condition.

4.2 Private Land

1. To ensure that use of private land within the park remains consistent with the requirements of the recreational activities that occur adjacent to it.

4.3 Recreation

1. To ensure that existing and new park facilities will accommodate high use levels as effectively as possible;
2. to recognize that overcrowding in Grand Beach Provincial Park will be a frequent occurrence;
3. to separate, spatially, conflicting recreational uses on the beach, on the lagoon and in other areas;
4. to ensure that the development of any major recreational resort at Grand Beach Provincial Park occurs only with proper public review; and
5. to promote and provide for winter recreation.

4.4 Commercial Concessions

1. To provide food services that are appropriate to the day-use emphasis of the park and that are compatible with privately operated services outside the park;

2. to encourage appropriate initiatives by the private sector to provide recreational facilities that will be compatible with the carrying capacity of the park, with other park activities and with privately operated facilities outside the park; and
3. to ensure that adequate emergency medical service is available in Grand Beach Provincial Park.

4.5 Cottage Subdivision

1. To ensure that adequate sewerage, water supply and garbage collection are provided for the cottage subdivision on a year-round basis.

4.6 Operations and Maintenance

1. To consolidate and upgrade accommodation for seasonal staff.

5.0 BACKGROUND

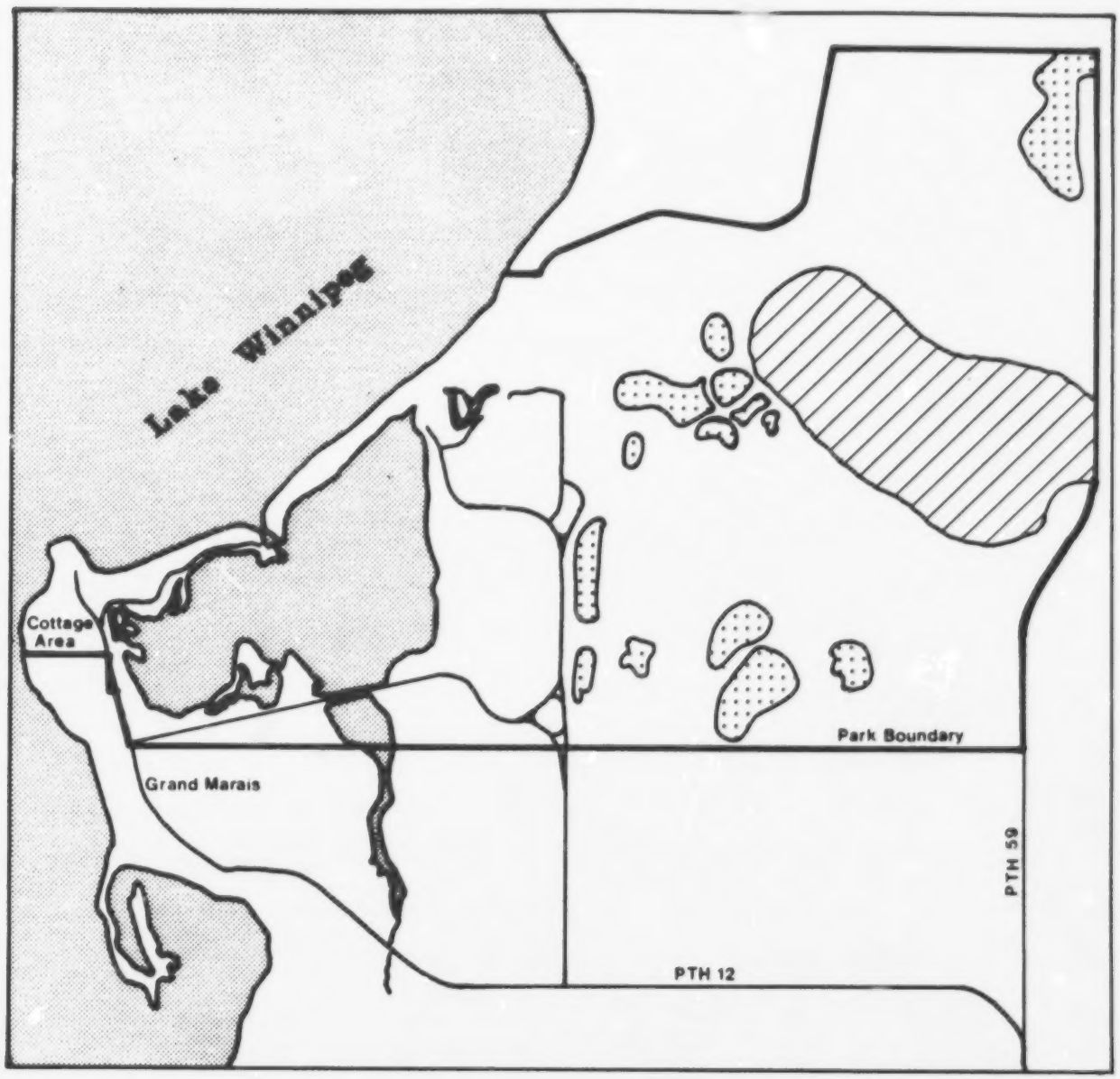
5.1 Natural Resources

The park's beach is a remnant of glacial Lake Agassiz. Fine textured sand was deposited in standing water and, as the lake receded, its littoral current washed the sand into the sheltered area of what is now Grand Beach. The wind blows some of this sand into dunes behind the beach that are in some places about 12 metres high. This wind action and the subsequent shifting of the dunes makes the beach a dynamic landscape. The sides of the dunes facing the lake show signs of erosion around trees and permanent structures while the sides facing the lagoon show deposition as sand accumulates on the roads and in the picnic area.

Grand Beach Provincial Park supports several significant species of wildlife, the most important of which is the piping plover (Charadrius melodus) which nests along the beaches. The piping plover is recognized as an endangered species. Disturbance of its nesting habitat is a contributing factor in its decline.

The white pelican (Pelecanus erythrorhynchas) makes extensive use of the Grand Beach area and is recognized as a threatened species in Canada. The bald eagle (Haliaeetus leucocephalus) nests in Grand Beach and is also recognized as a threatened species.

In the eastern portion of the park lies a 242.4 hectare balck spruce/cedar bog (Map 1). It supports three significant species of orchids: the showy lady's slipper (Cypripedium reginae), the small yellow lady's slipper (Cypripedium calceolus) and the small round leaved orchis (Amerorchis rotundifolia). Eastern white cedar (Thuja accidentalis) is also found there and is considered locally significant.



Black Spruce / Cedar Bog
Pine Plantations

Map 1 Grand Beach Provincial Park

NATURAL RESOURCES

1 0 1 2
km

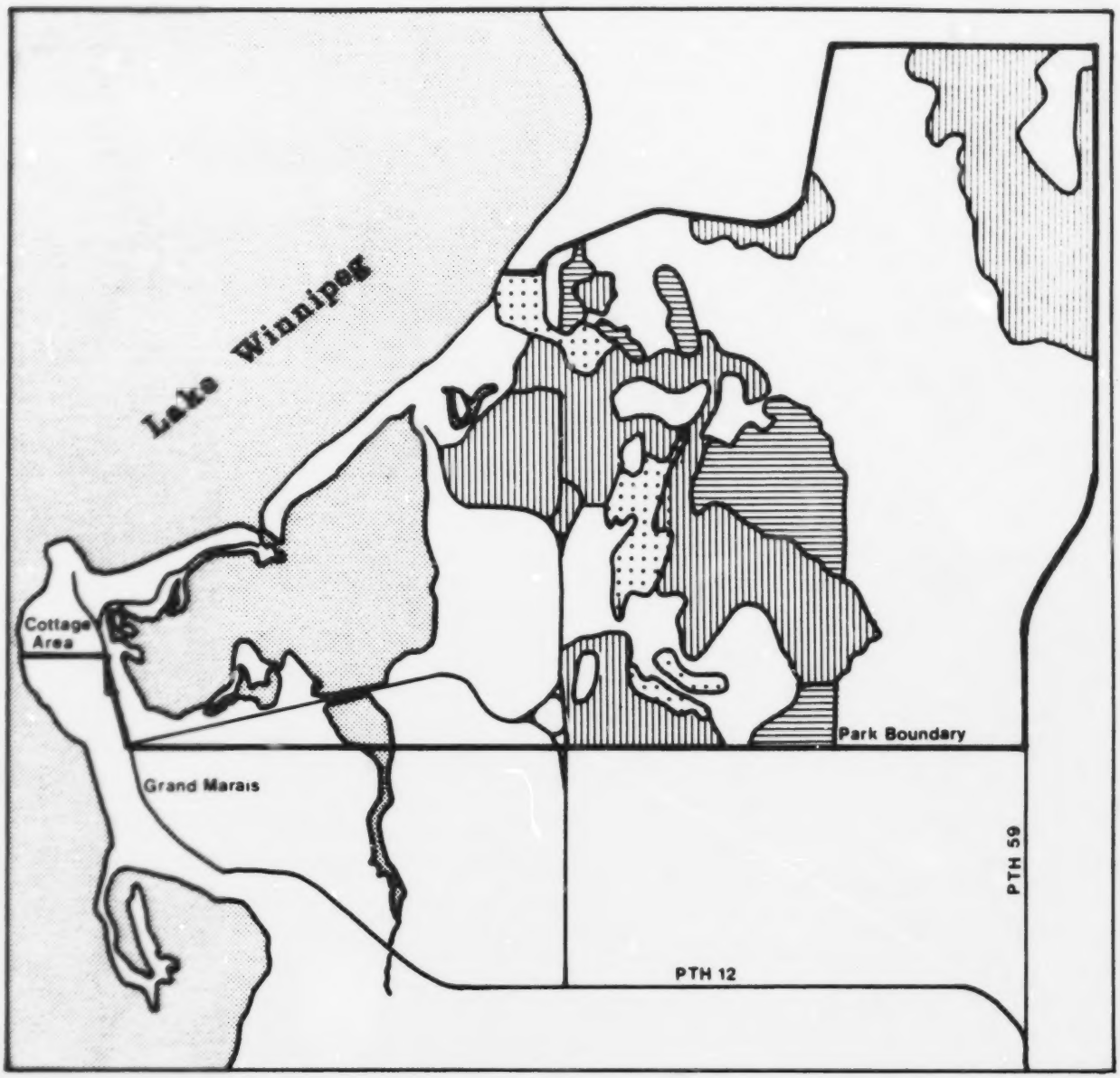
Dwarf mistletoe (Arceuthobium pusillum) has been present in the forested areas of Grand Beach for many years. From 1971 to 1983 some of the infested areas were cleared and replanted with red pine (Pinus resinosa) and scotch pine (Pinus symvestris). These plantations are deteriorating and require active management. There are still areas where dwarf mistletoe is present (Map 2). Recently, some areas have been found to have spruce budworm although the infestations are quite light.

5.2 Private Land

Map 3 shows the areas within the park that are privately owned. There is no development on any of these lands. All four parcels are portions of larger tracts that extend outside the park boundary.

5.3 Recreation

Grand Beach Provincial Park has a very short busy season that is very dependent on the weather. Late June, July and August are essentially the entire season for beach and day use activities. During this short period, and particularly on long weekends therein, use is extremely high. Average annual use is 566,712 people (Appendix I). Estimates of beach use on some of the busiest days are as high as 50,000 people per day. On these days the 2,000 vehicle parking capacity for day-use is quickly exceeded and vehicles are parked along roads. Washroom facilities at the beach (24 women's privy seats, 12 men's privy seats and 13 urinals) are also inadequate on these days of extremely high use, and line-ups form at the washrooms. The small picnic area also fills up quickly.

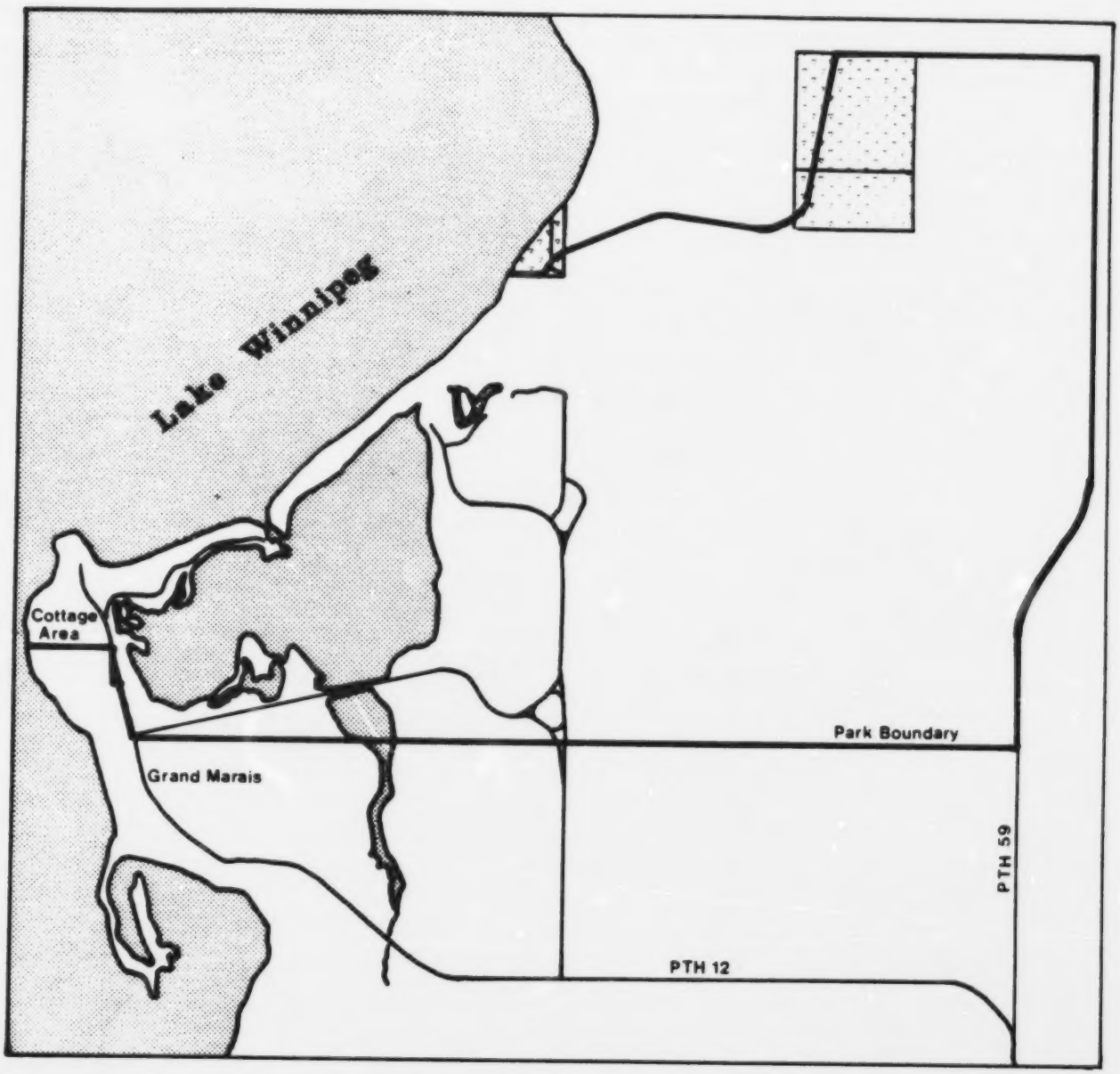


Severe
Moderate
Light

Map 2 **Grand Beach Provincial Park**

MISTLETOE INFESTATION

1 0 1 2
km



Private Land

Map 3 **Grand Beach Provincial Park**

PRIVATE LAND

1 0 1 2
km

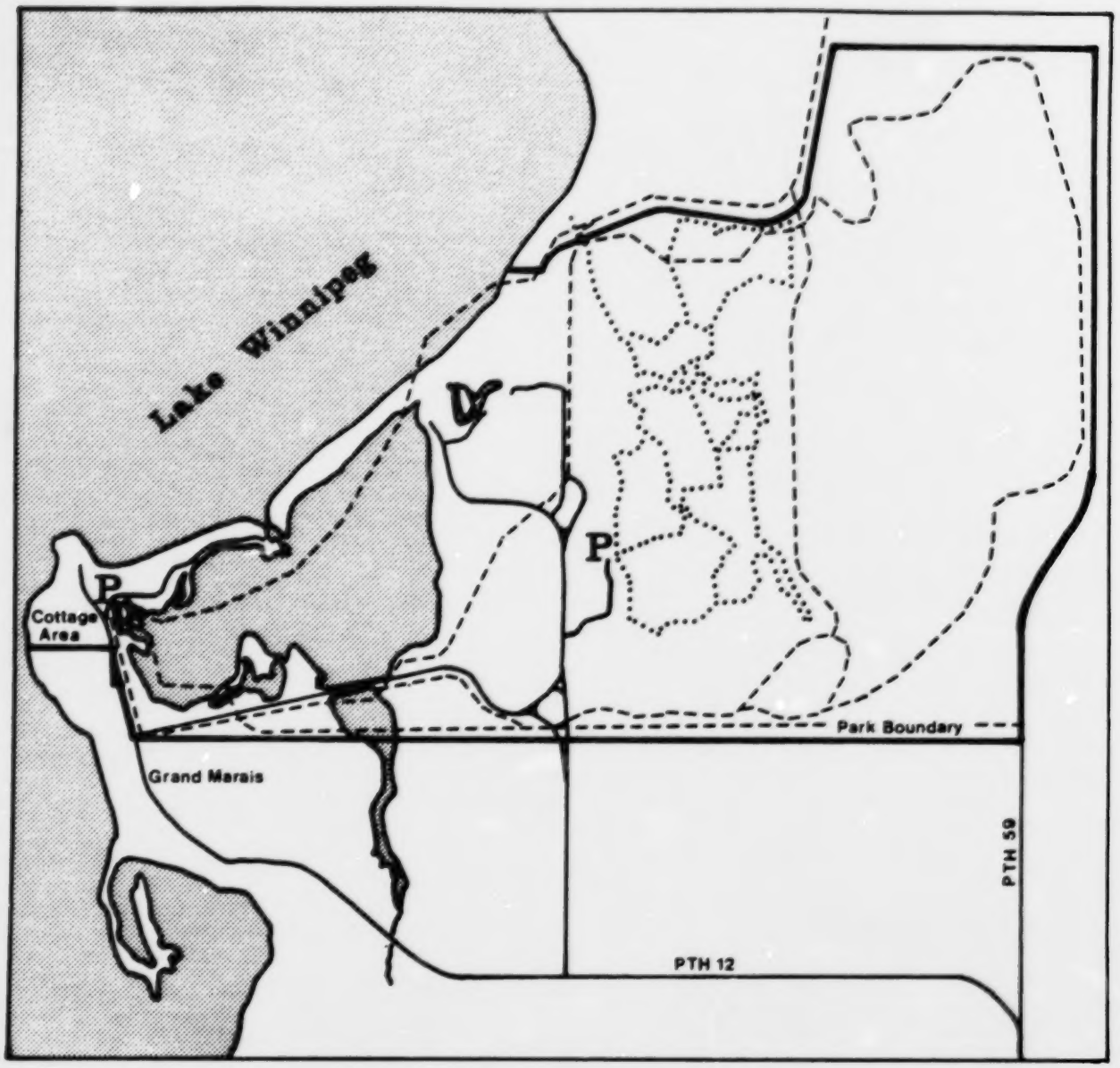
When the park becomes over crowded the conflicts between park users are most apparent. Some beach users may play games that disrupt other beach users. Board-sailors may sail into the swimming area endangering swimmers, and board-sailors and water-skiers may endanger each other as they use the lagoon. Designation of a non-motorized zone and a multiple-use zone on the lagoon in 1984 generally proved to be successful in separating conflicting uses.

The Department of Business Development and Tourism has identified Grand Beach as a site for a major recreational resort. Studies are under way to assess the feasibility of such a development and to gauge the private sector interest in such a project.

Map 4 shows the cross-country ski and snowmobile trails in Grand Beach Provincial Park. The trailhead for the cross-country ski trails has only two small warm-up shelters and a dilapidated pit privy. Only a washroom, in the doctor's office, is provided at the staging area for the snowmobile trail. Both the cross-country ski and the snowmobile trails receive considerable use.

5.4 Commercial Concessions

The Grand Beach Inn was constructed in the 1960's and operated until 1973 when a fire damaged the interior. It remained closed until 1980 when it reopened with only a restaurant and rooms for rent. The addition of a novelty shop and an ice cream stand in 1985 used a little more of the main building, but the rooms were then used only for storage and as living quarters for hotel staff. The hotel's poor location, away from the main beach and traffic flow areas, has been a major limiting factor to its success.



..... Cross-country Ski / Hiking Trails

P Parking

---- Snowmobile Trails

WINTER RECREATIONAL FACILITIES

Map 4 Grand Beach Provincial Park

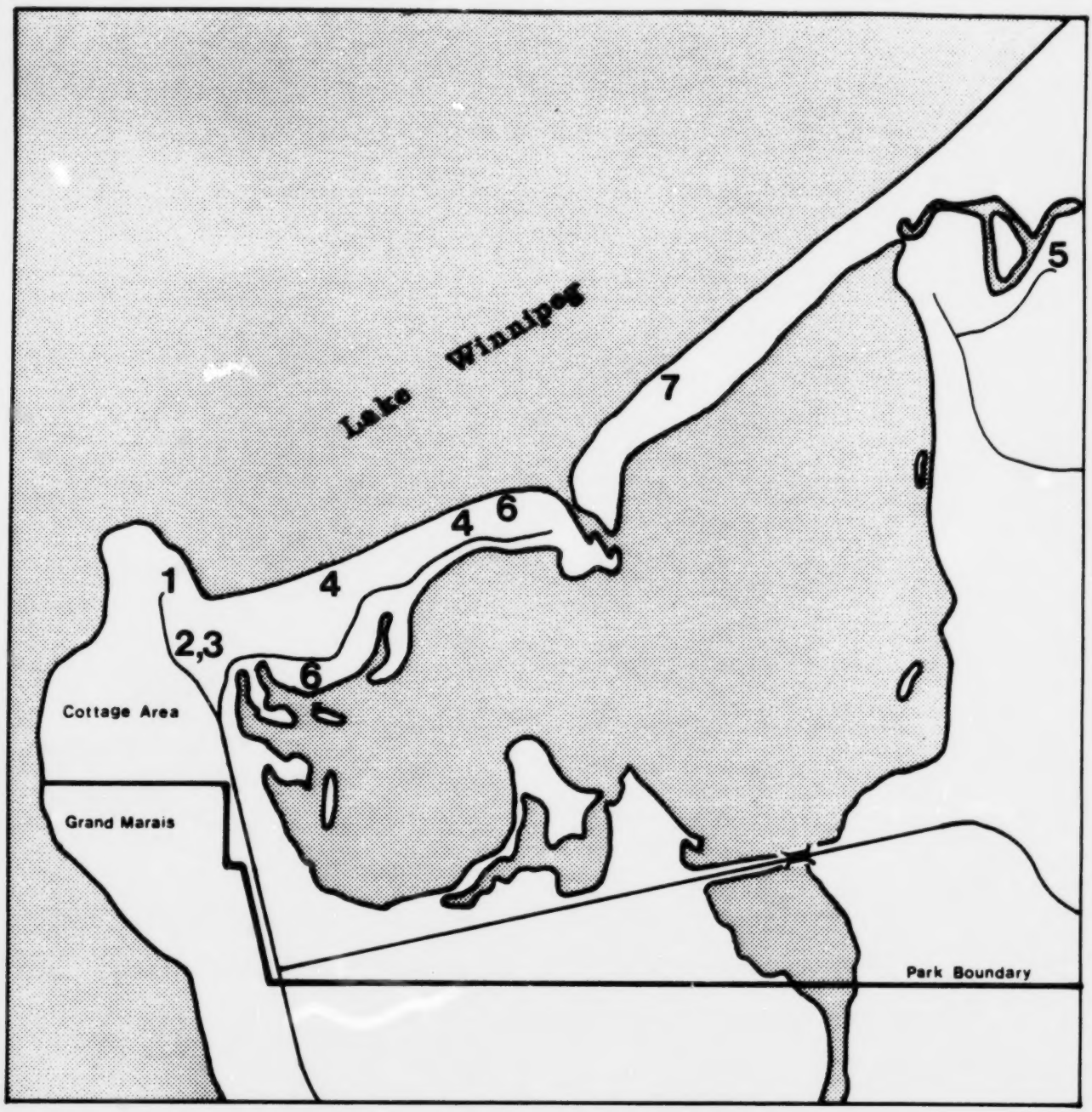
1 0 1 2 km

The front-end store and doctor's office are two of the oldest buildings in the park having been constructed between 1916 and 1925. Though initially well constructed they have not been adequately maintained in recent decades and now require major repairs or replacement. The store is operated as a convenience store but is reported to be an unprofitable operation. The doctor's office has deteriorated to the extent where it will not meet contemporary standards for a medical facility.

The two beach pavilions and the campground store are newer buildings, but they too require some upgrading due to poor maintenance over a number of years. A small concession constructed by the private operator at the west end of the boardwalk is the busiest concession in the park because of its prime location.

A concept for a visitor services centre that could function as a food concession was proposed by the Parks Branch in 1982 (Appendix II). This concept reflects the history of Grand Beach as a railway company resort. The landscaping component of this concept has been developed in the past three years.

Proposals from the private sector have included such services as jet ski rentals, bumper boats, beach umbrella rentals, fish sales, firewood sales, horseback riding and various food services. Many of these proposals would require specific sites from which to operate. Two such services currently operate in the park. One is a sports equipment rental service, primarily providing sailboards, and instruction. It was initially based at the lagoon, (Map 5) where a building was constructed by the concessionaire. However he recently established a satellite operation on the main beach at the channel parking lot and has indicated a desire to move the building there. The other is a parasailing service which operated in 1985 on a one year trial basis only and used the western end of east beach (Map 5).



1 Grand Beach Inn
2 Front End Store
3 Doctors Office
4 Beach Pavillion
5 Campground Store
6 Sports Equipment Rental
7 Parasailing Service

Map 5 Grand Beach Provincial Park

COMMERCIAL CONCESSIONS

0.25 0 0.25 0.5 1 km

The availability of a doctor at Grand Beach has become an accepted and expected service. The original intent was to have a doctor available at the park for emergencies. In recent years the medical service has evolved from an emergency service to a walk-in clinic, changing the status of the operation from a contracted service to a commercial operation. The doctor currently operates with a contractual agreement in which he is provided an office, accommodation, some equipment or supplies and a cash payment.

5.5 Cottage Subdivision

The cottage subdivision at Grand Beach evolved from the campground established by the Canadian Northern Railway Company in 1916. Lots measuring 33' x 75' (9.9 m x 22.5 m) were leased for seasonal camping on the condition that the lots would be cleared at the end of each season. It was not long before permanent structures began to appear on some of the lots. Eventually this "campsite" became a subdivision of 576 cottages. A number of lots were acquired and cleared of structures early in the park's history but still leaving 520 cottages in the subdivision.

Initially the cottages at Grand Beach followed few, if any, building codes. Standard Parks Branch building requirements were used for a number of years but in 1983 these were revised to reflect the smaller lot sizes and changing needs of the cottagers there.

Six public washrooms and a water supply via standpipes were provided for the cottagers instead of individual sewer and water service to the cottages. Cottagers have been discouraged from putting in their own sewer systems but in recent years about 12 cottagers have had holding

tanks installed. Most cottages have gray water leaching pits. All these services are suitable for summer use only. A study done in 1985 by the Engineering and Construction Branch (Appendix III) gives comparative costs of four different sewerage and water systems ranging from a low-pressure sewerage system with individual water supply to simply winterizing one washroom.

5.6 Operations and Maintenance

There are 11 cabins in the park which provide accommodation for 31 seasonal staff. Nine of the cabins are in one area near the east gate, one is near the west gate, and one is in the cottage subdivision (88 Point Road). All the cabins are in poor condition. The cabin near the west gate is beside the main road into the park. Because of its dilapidated condition it is an eyesore to visitors to the park.

6.0 GUIDELINES

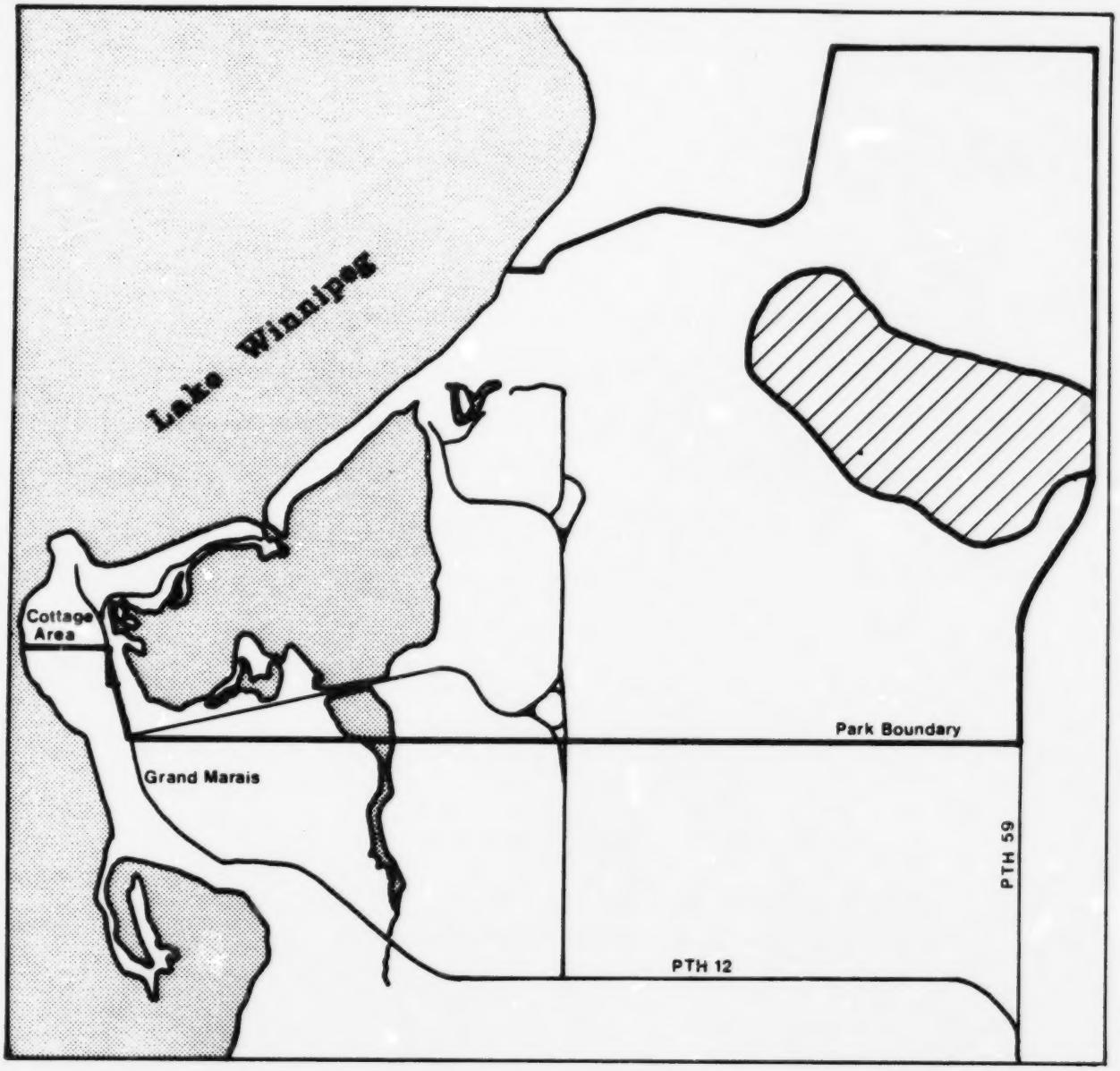
The following guidelines define the land use and park management practices to be employed at Grand Beach Provincial Park.

6.1 Natural Resources

1. No new permanent structures will be located in the sand dune formations.
2. The Planning Section of the Parks Branch will determine the most effective way to manage the sand dunes and beach, the uses affecting them, and particularly, the detrimental erosion and accumulation there.
3. A Special Protected Zone (Map 6) will protect significant plants. No development is permitted in the zone and the area's sensitivity and plant communities will be further determined.
4. The Parks Branch, in consultation with the Wildlife Branch, will identify already determined actions to protect piping plovers. Such measures as total closure of certain areas and restricting access to others may be used to protect the piping plover's nesting habitat.
5. A forest management plan will be prepared by the Parks Branch and Forestry Branch. The plan will identify a program for disease control, fire prevention and stand regeneration.

6.2 Private Land

1. Subdivision of private lands within the park will not be permitted. Land use changes will require review and approval of the Director of Parks. Acquisition of these lands will be pursued as they are offered for sale.



Special Protected Area

Map 6 **Grand Beach Provincial Park**

SPECIAL PROTECTED AREA

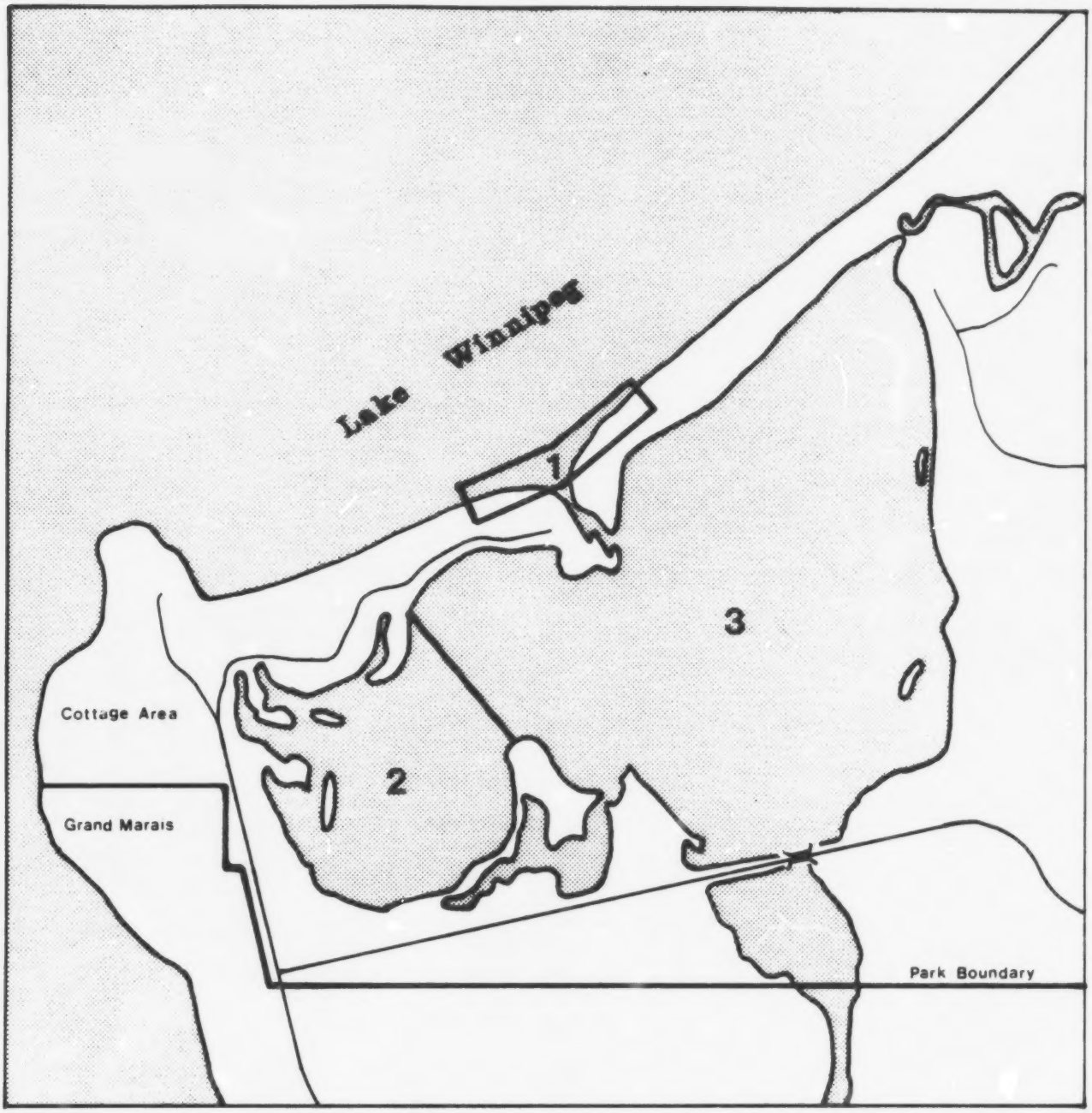
1 0 1 2
km

6.3 Recreation

1. The channel parking lot and parking lots along Grand Beach Road will be upgraded for optimum use of available space.
2. Temporary parking areas will be identified near the main beach parking lot for use when all other parking areas are full.
3. The picnic area near the park office will be extended to Spirit Rock Point.
4. An active beach zone will be identified (Map 7) and made available for commercial recreational services or sports activities. Use of water-craft at the beach will be restricted to this zone. All other areas of the beach will be for swimming.
5. The existing motorized, non-motorized zoning of the lagoon will be retained (Map 7) and will be demarcated by buoys.
6. A public information program will explain the zoning to park visitors and will encourage them to use less crowded areas of the park.
7. The Department of Business Development and Tourism will be assisted in its investigations of the development of a major recreational resort at Grand Beach. Public review of the proposals and of the proposed land allocations will be a requirement of the investigations.
8. Proper staging areas will be developed for the cross-country ski trails and snowmobile trails. The possibility of jointly developing these areas with interested organizations will be investigated by the Visitor Services Section of the Parks Branch.

6.4 Commercial Concessions

1. The front-end store will be removed and the site converted to a picnic area.
2. A Visitor Services Centre as previously proposed (Appendix II) will be constructed. It will accommodate a food concession, replacing the small



1 Active Beach Zone
2 Non Motorized Use Zone
3 Multiple Use Zone

Map 7 Grand Beach Provincial Park

BEACH AND LAGOON ZONING

0.25 0 0.25 0.5 1
km

concession near the boardwalk.

3. The Visitor Services Section of the Parks Branch will assess the function of and the need for the Grand Beach Inn and the accommodation units and to determine if the facilities should be upgraded or removed. If the facilities are to be removed the site will be converted to a picnic area.
4. Commercial concessions, eg. board-sailing and parasailing, will be permitted only in the active beach zone near the channel. The number of operations will be limited to avoid crowding the area.
5. The east pavilion will be made available as a base for commercial concessions, eg. board-sailing and parasailing, in place of or in addition to food services. Necessary modifications to the building will be allowed.
6. Upgrading of the two beach pavilions and the campground store/laundromat will receive special emphasis and top priority.
7. Non-motorized, water-based concessions will be permitted on the lagoon, but will be limited in number to avoid over crowding and potential conflicts.
8. The Visitor Services Section of the Parks Branch will assess the medical services in the park and will make recommendations. The doctor's services will be maintained until the recommendations are accepted.

6.5 Cottage Subdivision

1. The water supply and sewerage systems in the cottage subdivision will be upgraded or expanded. The Parks Branch and the Grand Beach Cottage Owners Association, in consultation with the Engineering and Construction Branch, will jointly select the systems to be installed

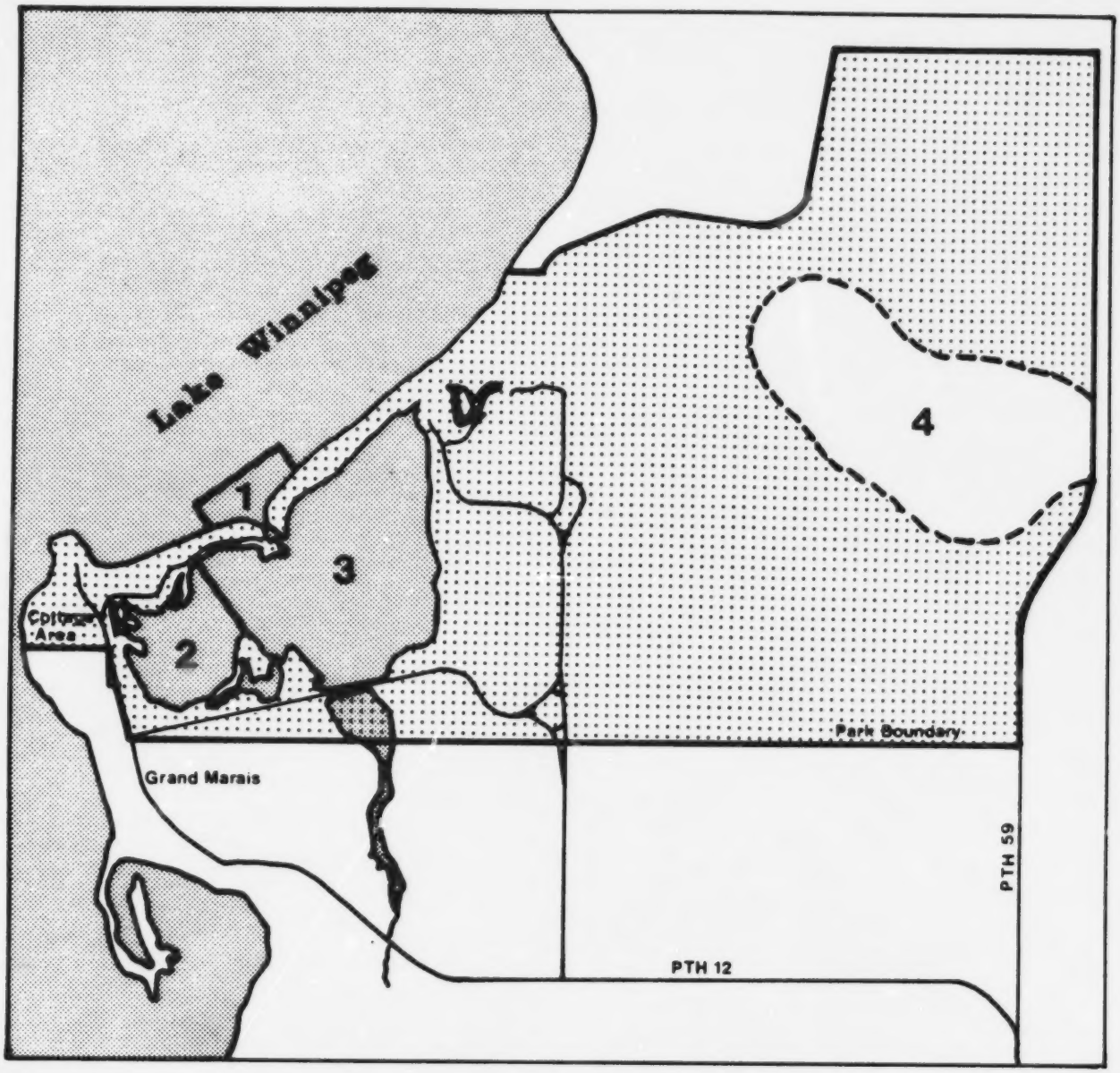
based upon the cottagers' needs and the degree to which they will support the capital and operational costs of the systems.

6.6 Operations and Maintenance

1. The staff cabin near the west gate will be moved to the staff quarters complex. All cabins there will be upgraded to reasonable standards. The cabin at 88 Point Road will be removed and a new one constructed in the staff quarters complex.

7.0 INTERIM LAND ALLOCATION

Map 8 shows the interim land allocation in Grand Beach Provincial Park. The zoning is incomplete, in keeping with the interim nature of these guidelines. Zoning is directed at intensive use areas - the lagoon and beach, to provide direction to use in these areas. The sensitive features in the eastern half of the park are encompassed in a Special Protected Area in which no development is to occur. Land use guidelines for various zones illustrated on Map 8 have been specified in the preceding guidelines presentation.



1 Active Beach Zone
2 Non Motorized Use Zone
Zoning Subject To Management Planning
3 Multiple Use Zone
4 Special Protected Area

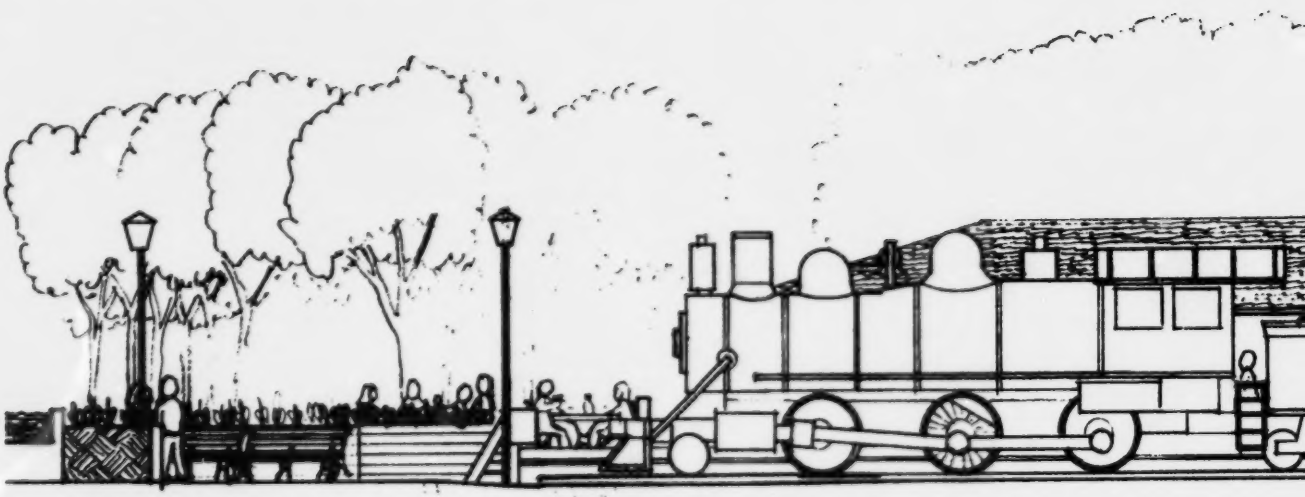
Map 8 Grand Beach Provincial Park

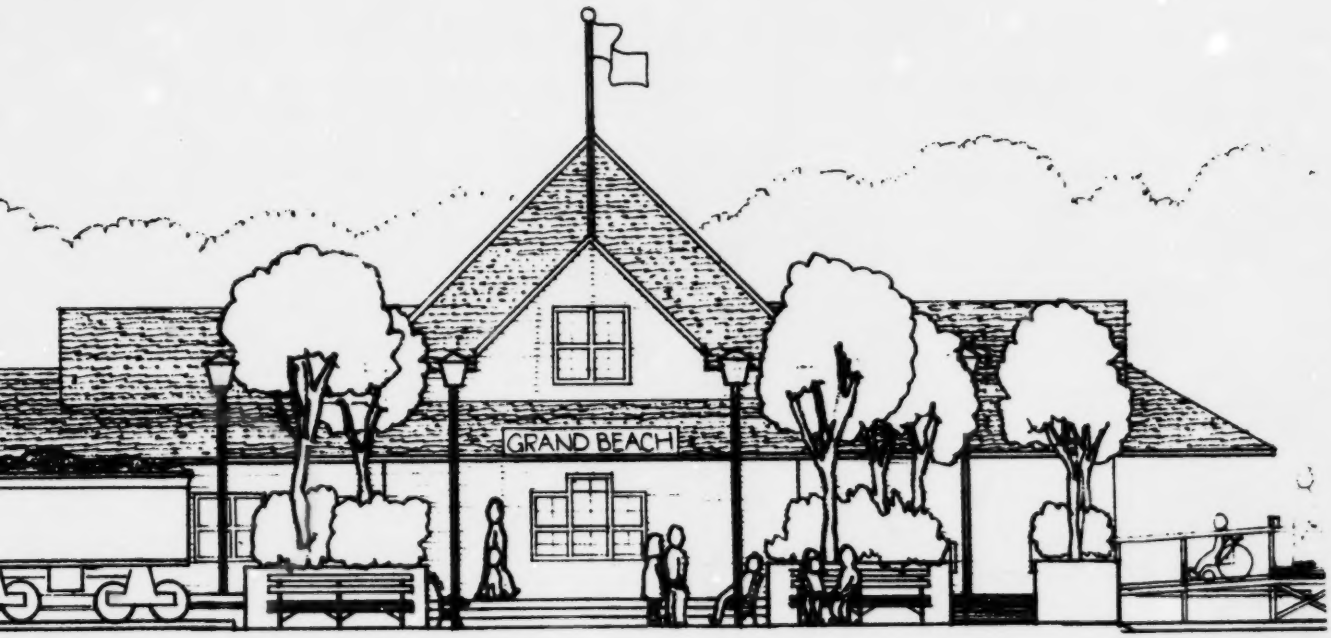
INTERIM LAND ALLOCATION

1 0 1 2 km

APPENDIX I. ANNUAL USE

Year	Vehicle Count	Attendance (3.5 x Vehicle Count
1976	145,361	508.764
1977	123,184	431,144
1978	151.974	531.909
1979	183,199	641,197
1980	141,041	493,644
1981	137,527	480,344
1982	157,131	549,958
1983	226,879	794,076
1984	191,269	669,431
Average annual attendance		566,712





APPENDIX II

VISITOR SERVICES CENTRE

CONCEPT

APPENDIX III

GRAND BEACH -

WATER & SEWER SERVICES

INTRODUCTION

Included in this report are very general cost estimates for the various options for providing sewer and water services to the Grand Beach cottage area.

It should be noted that while the cost estimates in Option I and II are fairly firm, no test drilling has been done to determine rock quantities and the cost estimates for Options III and IV are very general. If the cottage owners require more exact estimates a consulting engineering firm should be retained.

Estimates have not been provided for a year round sewer and water system. Due to the extensive rock formations the cost of such a system would be prohibitive. It should also be added that where there is sporadic and scattered use of a sewer and water system in winter time, there is a continual problem with freezing of water and sewer lines.

The options open to the cottage owners have some flexibility in that at some future date, the holding tanks outlined in Option II could be adapted to the low pressure sewer system outlined in Option IV.

The principle used throughout is that all works required will be financed entirely by the cottage owners.

Options III and IV would require a majority of the cottage owners to approve of the system and the financing would have to be approved by government.

GRAND BEACH

SEWER & WATER SERVICES

OPTION I - WINTERIZED WASHROOM

This option is basically the same system as exists at the present time except that the washroom part of the new shower building would be winterized and kept open year round.

a) Costs

Capital cost approximately - $40,000.

Annual cost for heating and cleaning - $8,000 per year.

b) Advantages

1. Year round washroom facility.
2. Low capital cost and annual maintenance.
3. Minimum cost to cottagers.

c) Disadvantages

1. No individual cottage service.
2. Inconvenience of having to travel to and from the washroom.

OPTION II - HOLDING TANKS ONLY

This option would include the same system as exists at the present time except that the Parks Branch would allow the installation of holding tanks in the cottage area where the tanks can be installed in accordance with C.E.C. regulation 85/81 and where the cottage has a low water use toilet. Low water use toilets are defined as toilets using 5 litres of water or less for each flush. Where because of rock some variation to regulation 85/81 is required, these applications would be granted on an individual basis if approved by the Regional Manager and the local health inspector.

a) Costs

To Cottagers -

Capital cost for water tank, low water use toilet holding tank and internal plumbing - ± $6,000 per cottage.

Operating costs - $40 per pumpout (once a week on average).

Departmental Responsibility -

1. Maintain existing water supply.
2. Maintain existing sewage treatment facility.
3. Provide dump station for septic tank truck at a cost of $5,000.

b) Advantages

1. Low cost sewage facility in cottages.
2. Potential to expand to low pressure sewage system.

c) Disadvantages

1. No year round use to cottages.
2. Not necessarily universal due to topographic constraints.
3. Water supply limited to what can be hauled in or collected and limited to storage tank capacity.
4. Annual cost of pumpout.
5. Septic tank pumpout trucks in the townsite.

OPTION III - HOLDING TANKS AND INDIVIDUAL COTTAGE WATER SERVICE

This option would include the holding tanks as outlined in Option II plus a summer only water system, with cottages connected to shallow buried water lines.

a) Costs

To Cottagers -

1. The same costs as in Option II less the cost of a water tank but with increased internal plumbing.
2. Water line from the main to the cottage - $500.00.
3. Approximately $1,500 per cottage to pay for the cost of upgrading the water supply and distribution system.
4. Water user charge - $100. per year.

Departmental Responsibility -

Upgrading of water supply and distribution system.

b) Advantages

1. Same advantages as Option II.
2. Convenience of a piped water supply.

c) Disadvantages

1. High capital costs.
2. Not a year round system.
3. Same disadvantages as Option II except that there would be no water storage problems.
4. Frequency of pumping out holding tanks would increase due to increased availability of water.

OPTION IV - LOW PRESSURE SEWAGE SYSTEM AND WATER SYSTEM

This option would include the water system as outlined in Option III plus a summer only low pressure sewage system.

In low pressure sewage systems each cottage has its own septic tank and pump. The pump is used to force the liquid effluent from the tank through a small diameter pipe to a low pressure main located in the road right-of-way and through the mains to the sewage treatment plant. Low pressure systems have several advantages over conventional gravity flow sewers. No manholes or lift stations are required. The depth of installation can follow the contours of the land instead of becoming progressively deeper as with a conventional gravity flow sewer system.

a) Costs

To Cottagers -

1. Holding tanks, low water use toilets, internal plumbing - $7,000.
2. Hook up costs - $800.00.
3. Approximately $3,200 per cottage to pay for the cost of upgrading the water supply and distribution system and installing low pressure sewage mains.
4. Water user charge - $100. per year.

Departmental Responsibilityies -

1. Upgrading water distribution lines and water supply system.
2. Installation of low pressure sewage mains.

b) Advantages

1. Convenience.
2. Integrated system.

c) Disadvantages

1. Not a year round system.
2. Very high costs.

SUMMARY

OPTIONS	CAPITAL COST TO EACH COTTAGE OWNER	OPERATING COST PER YEAR TO EACH COTTAGE OWNER
OPTION I - Winterizing of washroom in shower building -	$ 77.00	$ 16.00
OPTION II - Holding Tanks -	$6,000.00	$500.00
OPTION III - Holding tanks and piped water system -	$8,000.00	$600.00
OPTION IV - Low pressure sewer system, piped water system -	$11,000.00	$300.00

SUMMARY

OPTIONS	CAPITAL COST TO EACH COTTAGE COTTAGER'S OWN COSTS	CAPITAL COST TO EACH COTTAGE LOCAL IMPROVEMENT COSTS	ANNUAL OPERATING COST TO EACH COTTAGE COTTAGER'S OWN COST	ANNUAL OPERATING COSTS TO EACH COTTAGE - LOCAL IMPROVEMENT COST
OPTION I Winterizing of washroom in shower building -		$ 77.00		$ 16.00
OPTION II Holding Tanks -	$6,000.00	$ 10.00	$500.00	
OPTION III Holding Tanks and piped water system -	$6,500.00	$1,500.00	$500.00	$100.00
OPTION IV Low pressure sewer system, piped water system -	$7,800.00	$3,200.00	$100.00	$200.00

APPENDIX IV

PHOTOGRAPHS

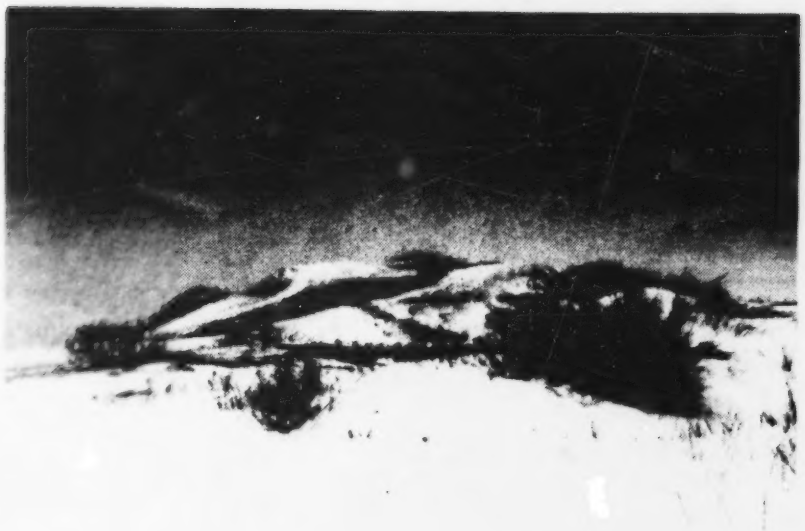


Photo 1. Sand Dunes

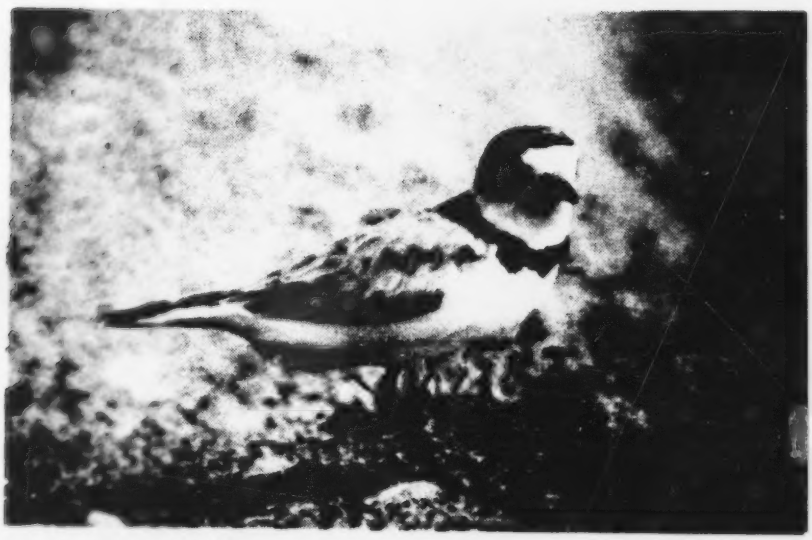


Photo 2. Piping Plover

Photo 3. Showy Lady's Slipper

Photo 4. Main Beach

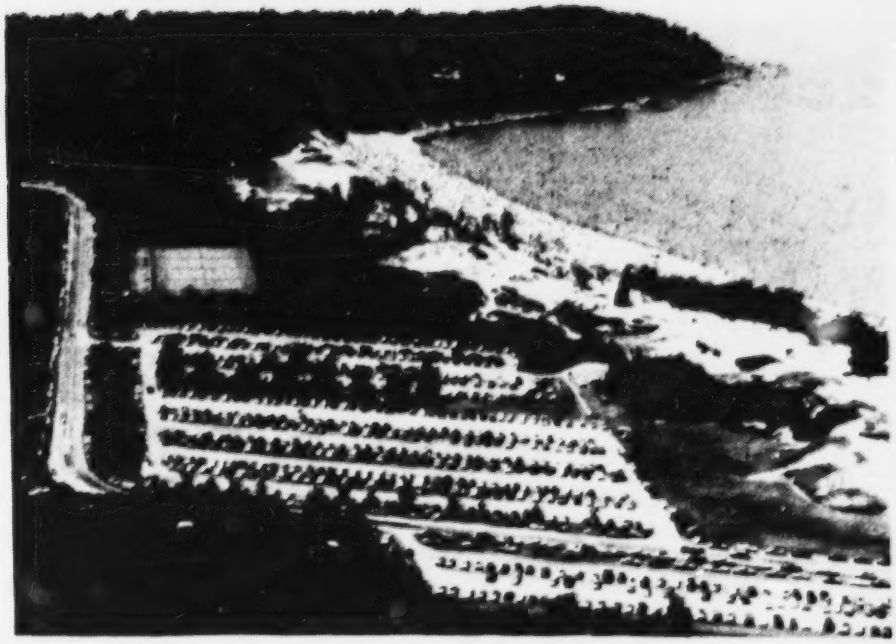


Photo 5. Main Parking Lot

Photo 6. Cross-country Ski Trail Staging Area

Photo 7. Grand Beach Inn

Photo 8. Grand Beach Inn Accommodation Unit

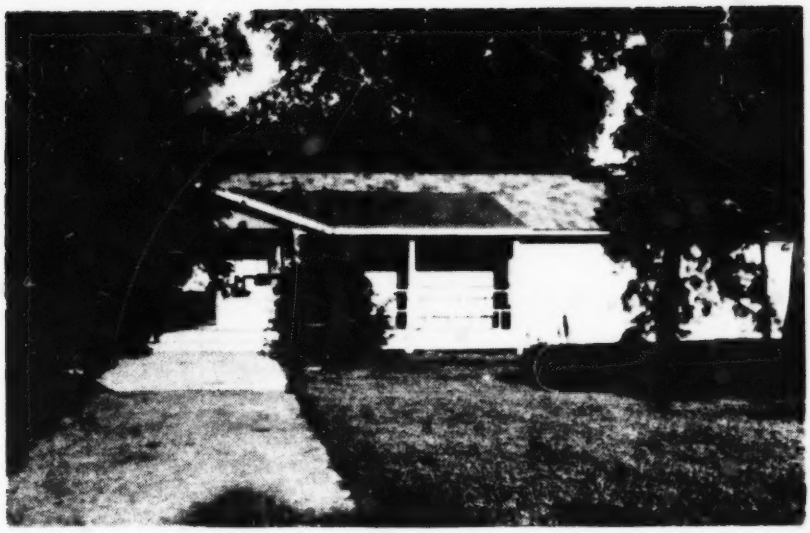


Photo 9. Front End Store

Photo 10. Beach Pavillion

APPENDIX V. OTHER ISSUES

A number of other issues affecting the management of Grand Beach Provincial Park also require attention. They have not been dealt with in these guidelines because they do not involve land allocation. They are, however, very important and their resolution is necessary for more efficient park operations and an optimum level of service to park visitors.

1. Maintenance Standards/Operational Guidelines

Maintenance standards are needed for Grand Beach Provincial Park to assist park managers determine priorities during high-use periods and times of fiscal restraint. These standards should set minimum and expected maximum levels of service for garbage pickup and disposal, beach cleaning, grounds and road maintenance, etc.

Operational guidelines that are flexible enough to accommodate the wide fluctuation of operational demands between low-use and peak-use periods will assist park managers.

Preparation of maintenance standards and operational guidelines should be assigned to the Program Management Section of the Parks Branch.

2. Maintenance of Recreation Hall

The recreation hall at the cottage subdivision is used extensively by the Grand Beach Cottage Owners Association with daily activities during the summer. The Association holds an annual general permit to use and operate the hall and is responsible for cleaning the building. The Parks Branch looks after overall maintenance. An arrangement whereby the Grand Beach Cottage Owners Association assumes greater responsibility for the maintenance of the hall would be appropriate. Such an arrangement should be investigated by the Visitor Services Section of the Parks Branch.

3. Interpretive Program

The interpretive program in Grand Beach Provincial Park has suffered somewhat in previous years from lack of continuity due to different seasonal staff each year. A co-ordinated, long-term approach to interpretation at the park has similarly suffered. A 3 year Visitor Services Development Plan with emphasis on year-to-year continuity should be prepared by the Visitor Services Section of the Parks Branch.

GLOSSARY

Active beach use - Use of a beach for activities that require an area separate from other activities and that would usually be incompatible with any other activity, e.g. volleyball, parasailing.

Commercial recreation services - The provision of recreational activities, equipment, lessons, etc. for public use through private sector operation, e.g. a concessionaire offering parasailing rides, sailboards for rent, or lessons.

Extensive recreational use - Recreational uses that require a relatively large amount of space for a relatively small number of users as compared to intensive recreational use. The natural setting is important in the recreational experience. Typically, extensive recreational activities require few, if any, built amenities, e.g. hiking, cross-country skiing.

Intensive Recreational Use - Recreational uses in which a large number of people are accommodated in a relatively small area and at a higher density than for extensive recreational use. Typically this type of recreation requires considerable built facilities, e.g. tennis courts, services campgrounds.

Passive beach use - Use of a beach for activities in which the beach users remain essentially stationary, e.g. sun-tanning.

Water based recreation - Recreation in which the entire activity takes place in or on the water. The activity may begin or be staged from dry ground, e.g. water-skiing, boating, swimming.

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